

THE MOORS

Club Center: 17321 NW 66th Ct., Miami, FL 33151 Tel: (305) 821-9923 Fax: (305) 821-5401
www.themoors.com

BUDGET MEETING

August 29, 2025

RE: TOWNVILLAS MAINTENANCE ASSOCIATION PROPOSED 2026 BUDGET

Dear Townvillas Homeowner:

The Townvillas proposed 2026 budget will be reviewed at the Budget meeting, which is scheduled on THURSDAY, SEPTEMBER 11, 2025, AT 6:30 PM, at the Administration Office Building 17321 NW 66 CT., Miami FL 33151.

Below is the breakdown of 2026 maintenance fees.

	Townvillas 2025	Townvillas 2026	Master 2026	Combined 2026
(A) Middle Unit	\$112.00	\$112.00	\$183.00	\$295.00
(B) End Unit	\$112.00	\$112.00	\$183.00	\$295.00
(C) Two Story Unit	\$112.00	\$112.00	\$183.00	\$295.00

If you would like more information please contact the onsite office Admin Carla Flores for further details at 305-821-9923 or myself at manager@themoors.com.

Reminder - Townvillas Association DOES NOT carry property insurance for the units. You must obtain hazard and flood coverage in your homeowner's insurance policy.

PAINT COLORS currently under consideration by the Board of Directors. Painting project will begin in 90 days. Owners interested please attend the September and November meetings for details.

Respectfully,
FOR THE BOARD OF DIRECTORS

Doris Prado

Community Association Manager



17321 NW 66 CT Miami, FL 33151
Tel. 305-821-9923; Fax. 305-821-5401



GL CODE	BUDGET LINE ITEM	Approved 2025 Budget		Proposed 2026 Budget	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL
INCOME					
40000	Assessment Income	\$21,295.00	\$255,540.00	\$20,999.00	\$251,988.00
40002-00	Reserve Income	\$11,743.58	\$140,922.96	\$12,040.86	\$144,490.26
40004	Reserve Painting-Spec Assess	\$0.00	\$0.00	\$0.00	\$0.00
40065	Violation Fees Income	\$0.00	\$0.00	\$0.00	\$0.00
40081	Reserve Interest	\$0.00	\$0.00	\$0.00	\$0.00
	Miscellaneous income	\$0.00	\$0.00	\$0.00	\$0.00
41027-00	Common Area Income(PH)	\$318.00	\$3,816.00	\$318.00	\$3,816.00
	TOTAL REVENUE	\$33,356.58	\$400,278.96	\$33,357.86	\$400,294.26
EXPENSES					
ADMINISTRATIVE					
50005	Accounting Fees	\$347.00	\$4,164.00	\$347.00	\$4,164.00
50012-00	Bad Debts	\$400.00	\$4,800.00	\$300.00	\$3,600.00
50045-00	Legal Fees	\$100.00	\$1,200.00	\$100.00	\$1,200.00
50050-00	License, Taxes, Permit	\$100.00	\$1,200.00	\$75.00	\$900.00
50075	Office Supplies/Postage	\$176.00	\$2,112.00	\$50.00	\$600.00
	TOTAL ADMIN	\$1,123.00	\$13,476.00	\$872.00	\$10,464.00
INSURANCE					
52030	Multiperil/Property Ins.	\$1,418.00	\$17,016.00	\$1,418.00	\$17,016.00
	TOTAL INSURANCE	\$1,418.00	\$17,016.00	\$1,418.00	\$17,016.00
UTILITIES					
54050-00	Electric	\$900.00	\$10,800.00	\$842.00	\$10,104.00
	TOTAL UTILITIES	\$900.00	\$10,800.00	\$842.00	\$10,104.00
CONTRACTS					
60090	Lawn Maintenance Contract	\$8,354.00	\$100,248.00	\$8,354.00	\$100,248.00
61000	Management Services	\$1,328.00	\$15,936.00	\$1,381.00	\$16,572.00
	TOTAL CONTRACTS	\$9,682.00	\$116,184.00	\$9,735.00	\$116,820.00
OPERATIONAL					
REPAIRS/MAINTENANCE					
70045	R&M- Electrical	\$290.00	\$3,480.00	\$250.00	\$3,000.00
70060	R&M- General	\$800.00	\$9,600.00	\$800.00	\$9,600.00
70135	Landscaping Extras	\$2,500.00	\$30,000.00	\$2,500.00	\$30,000.00
70138	Tree Trimming	\$2,000.00	\$24,000.00	\$2,000.00	\$24,000.00
70048-28	Irrigation Repairs	\$2,500.00	\$30,000.00	\$2,500.00	\$30,000.00
70155	Drain cleaning	\$400.00	\$4,800.00	\$400.00	\$4,800.00
	TOTAL OPERATIONAL	\$8,490.00	\$101,880.00	\$8,450.00	\$101,400.00
RESERVES					
80000-00	Reserve Transfer	\$11,743.58	\$140,922.96	\$12,040.86	\$144,490.26
	TOTAL RESERVES	\$11,743.58	\$140,922.96	\$12,040.86	\$144,490.26
	TOTAL EXPENSES	\$33,356.58	\$400,278.96	\$33,357.86	\$400,294.26
Monthly BASE FEE per unit/month					
		\$112.00		2026	2025
	"A" UNIT (Middle-105)			\$112.00	\$112.00
	"B" UNIT (End-143)			\$112.00	\$112.00
	"C" UNIT (2 story-47)			\$112.00	\$112.00

TOWNVILLAS ASSOC.

PROPOSED 2026 BUDGET RESERVE SCHEDULE

Signature _____

GL CODE	LINE ITEM	ESTIMATED REPLACEMENT COST*	RESERVES AS OF 12/31/2025	BALANCE TO BE FUNDED	REMAINING LIFE (YEARS)	2026 ANNUAL AMOUNT	2026 MONTHLY AMOUNT	COMMENTS
30000-06	Contingency	10,000	10,000	\$0	0	\$0	\$0	
30000-11	Drain Repairs	100,000	90,970	\$9,030	4	\$2,258	\$188	
30000-245	Hurricane Contingency	49,996	49,996	\$0	1	\$0	\$0	
30000-27	Irrigation Equipment	\$17,999	\$17,999	\$0	1	\$0	\$0	
30000-32	Landscape Replacements	98,001	98,001	\$0	1	\$0	\$0	
30000-33	Mailboxes	56,000	56,000	\$0	1	\$0	\$0	(Scheduled to be done in 2025-2026)
30000-40	Paint Exterior	585,000	0	\$585,000	7	\$83,571	\$6,964	
30000-65	Sealcoating/Paving	440,000	264,016	\$175,984	3	\$58,661	\$4,888	
30000-68	Street Lights	24,003	24,003	\$0	1	\$0	\$0	*****Transfer \$20,000 to Paving
300080	Interest	0	8,640					
RESERVES TOTAL		\$1,380,999	\$619,625	\$770,014		\$144,490	\$12,041	